



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: July 20, 2005

REPORT NO. HO 05-127

ATTENTION: Hearing Officer

SUBJECT: MADISON RESIDENCE VARIANCE
PROJECT NUMBER: 51096

LOCATION: 2007 Guizot Street

APPLICANTS: Jay Shumaker, Architect

SUMMARY

Requested Action - Should the Hearing Officer approve a Variance to permit an addition that would encroach into the street side yard and front yard; construct a new driveway with reduced width, and to allow for a deviation from the parking in the front yard setback requirements at a single-family residential site?

Staff Recommendation - APPROVE Variance No. 240007.

Community Planning Group Recommendation – On January 24, 2005, the Peninsula Community Planning Board passed a motion in favor of the subject project with the recommendation of approval by a vote of 12-0-1, with no conditions (Attachment 5).

Environmental Review – The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Article 19, Section 15332, Infill Development.

BACKGROUND

The 0.09-acre site is located at 2007 Guizot Street in the RS-1-7 Zone (single family residence), Coastal Overlay Zone (non-appealable area), Coastal Height Limit Overlay Zone, and the Coastal Parking Impact Overlay Zone within Ocean Beach highlands neighborhood of the Peninsula Community Plan and Local Coastal Program Land Use Plan (LCP) (Attachment 1). The site is designated within the Peninsula Community Plan for single-family residential land use (Attachment 2).

The property is located at the northeast corner of Saratoga Avenue & Guizot Street and is surrounded by existing single-family homes, many of which have driveways not meeting the current 12 feet width standard.

The project is exempt from a Coastal Development Permit (less than 50% of the walls will be removed), but requires five variances. The variances being requested are: 1) reduced front yard setback, providing 10-feet where 15-feet is required, 2) allow for the architectural encroachment of a bay window at 6 feet from the property line where 11 feet is required, 3) encroachment of an entry porch and roof at 7-feet 7 ½ -inches from the property line where 9-feet is required, 4) reduced driveway width, providing 9-feet where 12-feet is required; and 5) allow for an off street parking space in the front yard setback where a parking space would not be allowed.

DISCUSSION

The existing structure is previously provides one off-street parking space within a detached garage where current code requires two spaces. The proposal involve a 549 square-feet addition to the existing house observing reduced setbacks and for a new driveway leading to one parking space in the required front yard setback. The addition would result in a Floor Area Ratio of 0.42 where 0.65 is allowed. The improvements would require variances from the underlying RS 1-7 zone requirements for reduced front yard setback, providing 10-feet where 15-feet is required; allow for the architectural encroachment of a bay window at 6 feet from the property line where 11 feet is required; encroachment of an entry porch and roof at 7-feet 7 ½ -inches from the property line where 9-feet is required; reduced driveway width, providing 9-feet where 12-feet is required; and to allow for an off street parking space in the front yard setback where a parking space would not be allowed. Staff has reviewed the request and has determined that the proposed variance could be supported based on the required findings. The development would improve previously conforming conditions by providing a minimum of two parking spaces (where only 1 is currently provided); and allowing easy access to the house, where the current owner has a disability (bad knee), such that the existing parking on slope is difficult and painful.

The Peninsula Community Plan and Local Coastal Program Land Use Plan identifies the lack of on-street parking as an issue facing the Peninsula community and recommends measures to increase parking availability. Due to the existing constraints of the site, including the limitations associated with the existing residence, special circumstances can be found that are unique and unusual to this site that would create a hardship in constructing additional off-street parking in an area that could benefit from additional off-street parking.

The variance request has been reviewed in accordance with applicable regulations. The proposed project would be consistent with the existing development within the area. The neighborhood has a mixture of older and newer development. The request is considered minimal, and would not adversely affect the General Plan, or the Peninsula Community Plan.

Staff has reviewed the project and the request for the variances, and has determined the project to be in conformance with the applicable sections of the San Diego Municipal Code regarding the RS-1-7 Zone, as allowed through the Variance process. Staff believes the required findings can be supported and recommends the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. Approve Variance No. 240007, with modifications.
2. Deny Variance No. 240007, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Laila Iskandar, Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Data Sheet
4. Draft Permit and Resolution
5. Community Planning Group Recommendation
6. Ownership Disclosure Statement